

CERTIFICATE OF INSPECTION
VALID FOR ONE YEAR

Address:	265 Marion Dr.	Date:	April 13, 2016
Perm. Parcel No:	811-35-016	Use District:	R-2
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	1 Dwelling Unit
Owners Name:	Gerenc Family Trust	Maximum Occupancy:	6 persons
Mail to:		Property:	Legal Conforming [X] Legal Non-Conforming [] Illegal []

Upon inspection, we find that said property is in need of repairs as follows:

HEALTH/SAFETY ITEMS (Items need to be done PRIOR to occupancy):

1. Install a new smoke detector on the first floor level and in all sleeping rooms.

EXTERIOR ITEMS:

1. All exterior receptacles must be GFCI protected and weather-proof.

GENERAL GARAGE ITEMS:

1. Electrical wiring in walls must be in conduit.
2. Floors must be concrete material and be free of serious or misaligned cracks. Repair the garage floor.

DRIVEWAYS, SIDEWALKS, AND STAIRS:

1. Level 3 squares of public sidewalk.

GENERAL ELECTRICAL ITEMS:

1. All taps and splices must be enclosed in work box with correct cover.

GENERAL PLUMBING ITEMS:

1. Add a vacuum breaker (backflow preventer) at all faucets with threaded hose connections such as laundry tub and hose bibs, but not at washing machine faucets.

BATH ITEMS:

1. Caulk or Grout the base of toilet leaving ½" in rear without caulk.

THE CITY **REQUIRES** VERIFICATION THAT ALL ASSESSMENTS FROM THE CITY OF BEDFORD FINANCE DEPARTMENT (440-735-6504) HAVE BEEN ACKNOWLEDGED AND WILL BE **PAID**. VERIFICATION MAY BE ACCOMPLISHED BY SHOWING THAT THE SPECIAL ASSESSMENT AMOUNT DUE IS BEING HELD IN AN ESCROW ACCOUNT. **THIS IS REQUIRED PRIOR TO ISSUANCE OF THE C/O FOR TITLE TRANSFER**

NOTICE: THIS IS A VISUAL INSPECTION. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR FAILURE TO REPORT VIOLATIONS THAT MAY EXIST AND MAKES NO GUARANTEE WHATSOEVER THAT FUTURE VIOLATIONS CANNOT, OR WILL NOT OCCUR.

NOTICE

Violations identified as **HEALTH/SAFETY**, must be corrected/inspected **PRIOR** to occupancy. Violations identified as **REQUIRED MAINTENANCE VIOLATIONS**, must be corrected and inspected no later than **SIX MONTHS from date of transfer (weather permitting)**. An escrow account shall be established with an amount of money equal to 150% of the value of the work required to correct **ALL** outstanding violations. **Corrections will be the responsibility of the individual named on the Escrow Hold Statement.**

PERMITS ARE REQUIRED FOR HVAC,
PLUMBING, ELECTRICAL AND MAJOR
CARPENTRY.

CITY OF BEDFORD BUILDING DEPARTMENT

Inspector: Robert Brown